

LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

TUESDAY, DECEMBER 16, 2014

6:00 PM PUBLIC HEARING

**LOCATION: BOARD ROOM
1ST Floor, Govt. Center**

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, December 16, 2014**, at **6:00 p.m.** to consider the following:

**SPEX 2014-0010 & SPMI 2014-0012
EGYPT FARM LOT 6 HELIPORT
(Special Exception and Minor Special Exception)**

Chuck Kuhn of Sterling, Virginia, has submitted an application for a Special Exception to permit a heliport in the AR-1 (Agricultural Rural) zoning district. The subject property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Table 2-102 of Section 2-102, subject to the Additional Regulations set forth in Section 5-633. The modification of Additional Regulations applicable to the proposed use is authorized by Minor Special Exception under Section 5-600, Additional Regulations for Specific Uses (the Minor Special Exception application is not subject to consideration by the Planning Commission and requires approval only by the Board of Supervisors), pursuant to which the Applicant also requests the following modifications:

Zoning Ordinance Section	Proposed Modification
ZO §5-633(A)(1)(d), Intensity/Character, Scope of Aviation Operations	Reduce the hours between which takeoffs or landings are prohibited from 6:00 p.m. and 6:00 a.m., to 10:00 p.m. and 6:00 a.m.
ZO §5-633(D)(1)(d), Location on Site/Dimensional Standards, Aviation Structures, Storage Yards and Runway or Landing Strip	Reduce the minimum required setback for a runway or landing strip from 650 feet to 350 feet from all lot lines.
ZO §5-633(E)(1), Landscaping/Buffering/Screening, Runway Buffer Area	Replace the required Runway Buffer Area with a Heliport Protection Zone that is located under the helicopter's approach and departure area (extends approximately 280 feet in a southeastwardly direction from the edge of the helicopter landing pad)

The subject property is approximately 80.0 acres in size and is located on the south side of Egypt Farm Lane, east of Watermill Road (Route 731), north of Snickersville Turnpike (Route 734) and Beaverdam Creek, and west of Shelburne Glebe Road (Route 729), in the Blue Ridge Election District. The property is more particularly described as follows:

PIN #	TAX MAP NUMBER	ACRES	ADDRESS
496-29-8841	/56////////40A	58.56	20592 and 20598 Watermill Road, Purcellville, Virginia
462-45-9444	/57///7////3/	21.44 (Portion)	N/A

The area is governed by the policies of the Revised General Plan (Rural Policy Area) which designate this area for rural economy uses and limited residential development at a recommended density of 1 dwelling unit per 20 acres.

ZMAP 2014-0009
REMOVAL OF LAND FROM THE GOOSE CREEK HISTORIC AND CULTURAL CONSERVATION
DISTRICT
MILLER PROPERTY
(Zoning Map Amendment Petition)

Daniel and Elizabeth Miller of Purcellville, Virginia, have submitted an application to remove an approximately 0.79-acre portion of a 0.99-acre property from the HCC (Goose Creek Historic and Cultural Conservation District) (the remaining 0.2-acre portion of the property is not located within the HCC). The subject property is zoned CR-2 (Countryside Residential) and RC (Rural Commercial), and is also located within the VCOD (Village Conservation Overlay District-Village of Lincoln). This application is subject to the Revised 1993 Zoning Ordinance. HCC designation operates as an overlay zone in addition to the existing zoning district regulations. Among the effects of inclusion in the HCC is the requirement of architectural review and approval by the County prior to the construction of any new structure or an addition to an existing structure, or the demolition of an existing structure, located within the boundaries of the HCC. The removal of a parcel from the HCC is authorized under Section 6-1807 as an amendment to the Zoning Map, and is subject to recommendation by the Historic District Review Committee. The subject property is approximately 0.99 acres in size and is located in the northeast corner of the intersection of Lincoln Road (route 722) and Friendly Lane, and west of Sands Road (Route 709), at 37824 Friendly Lane, Purcellville, Virginia, in the Catoctin Election District. The property is more particularly described as Tax Map Number /45/A/1////26/ (PIN# 455-37-2171). The area is governed by the policies of the Revised General Plan (Rural Policy Area (Northern Tier) and Existing Village Policy Area (Village of Lincoln)) and the Heritage Preservation Plan which designate this area for Residential uses at a recommended density of 1 dwelling unit per 20 acres, and which recommend the protection and preservation of Loudoun County's heritage resources, and support the establishment of boundaries for the HCC that coincide with the boundaries of national and state historic districts.

CMPT 2014-0004, SPEX 2014-0011 & SPMI 2014-0020
MOSBY SOUTH UTILITY SERVICE CENTER
(Special Exception and Commission Permit)

Virginia Electric and Power Company (d/b/a Dominion Virginia Power) of Richmond, Virginia, has submitted applications for a Special Exception and Commission approval to permit a utility service center, with an associated staging area and storage yard, in the TR3-UBF (Transitional Residential-3) and TR3-LF (Transitional Residential-3) zoning districts. The subject property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Table 2-1502 of Section 2-1502, subject to the Additional Regulations set forth in Section 5-621, and requires a Commission Permit in accordance with Section 6-1101. The modification of the Additional Regulations applicable to the proposed use is authorized by Minor Special Exception under Section 5-600, Additional Regulations for Specific Uses (the Minor Special Exception application is not subject to consideration by the Planning Commission and requires approval only by the Board of Supervisors), and the modification of the buffering and screening requirements applicable to the proposed Special Exception use is authorized as part of an approval action of a Special Exception under Section 5-1403(C), pursuant to which the Applicant also requests a modification Table 5-1414(B) of Section 5-1414(B), Buffer Yard and Screening Matrix, Required Plantings per 100 Lineal Feet of Property Line, in order to eliminate the Type 4 Buffer Yard required along the eastern boundary of the subject property and permit the use of existing vegetation in lieu of the required plantings for the Type 4 Buffer Yard required along the western boundary of the subject property. The area of the proposed Special Exception, and subject to the

proposed Commission Permit, is approximately 20-acre portion of two (2) adjacent parcels that total approximately 167.5-acres in size and is located south of Braddock Road (Route 620), on the east side of Lightridge Farm Road (705), and north of Bull Run and the boundary with Prince William County, at 26118 and 26128 Lightridge Farm Road, Aldie, Virginia, in the Blue Ridge Election District. The property is more particularly described Tax Map Numbers 105////////4B and 105///4////B/ (PIN#s 251-38-1066 and 251-29-6919, respectively). The area is governed by the policies of the Revised General Plan (Transition Policy Area) which designates this area for non-residential uses including utilities.

SPEX 2014-0003, SPEX 2014-0004 & ZMOD 2014-0001
EDGEWATER DAY CARE
(Special Exception and Zoning Modification)

Goose Creek Daycare, LLC, of Manassas, Virginia, has submitted an application for a special exception to permit a 10,000 square foot child care center in the PD-H4 (Planned Development-Housing), administered as PD-CC-NC (Planned Development-Commercial Center-Neighborhood Center), zoning district under the Revised 1993 Zoning Ordinance. The property is also located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as Special Exception use under Section 4-204(A), subject to the Additional Regulations set forth in Section 5-609. The Applicant is also requesting modifications of Zoning Ordinance Table 5-1102 of Section 5-1102, *Number of Parking and Loading Spaces Required*, in order to reduce the required number of parking spaces from 60 spaces to 32 spaces, and Section 5-1303, *Tree Planting and Replacement, Canopy Requirements*, in order to allow 2 off-site trees to meet the 10% on-site tree canopy requirement.

The subject property is approximately 1.06 acres in size and is located at the northeast quadrant of the intersection of Edgewater Street (Route 2237) and Donovan Drive (2650), in the Dulles Election District. The property is more particularly described as Tax Map Number 106/B42/////A (PIN# 129-25-6138). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), the 2010 Countywide Transportation Plan, and the Countywide Retail Plan, which designate this area for Residential uses and which recommend a maximum density of 4 dwelling units per acre.

ZMAP 2014-0002
ASHBURN OVERLOOK
(Zoning Map Amendment Petition)

Ashburn Overlook, LLC, of Chantilly, Virginia, has submitted an application to rezone approximately 10.38 acres from the PD-GI (Planned Development-General Industry) zoning district under the Revised 1993 Zoning Ordinance to the R-8 (Single Family Residential) zoning district under the Revised 1993 Zoning Ordinance in order to develop up to 72 single family attached dwelling units at a density of approximately 6.9 dwelling units per acre. The subject property is also located within the QN (Quarry Notification) Overlay District-Luck Note Area. This application is subject to the Revised 1993 Zoning Ordinance. The Applicant is also requesting modifications of Zoning Ordinance (ZO) as follows:

Zoning Ordinance Section	Proposed Modification
ZO §5-900(A)(9)(a) and (b), Building and Parking Setbacks from Roads, Other Arterial Roads	Reduce both the minimum required 100-foot building setback and 75-foot parking setback along the Belmont Ridge Road (Route 659) to 50 feet.

The subject property is located on east side of Belmont Ridge Road (Route 659), on the southwest side of the W&OD Trail, and north of Portsmouth Boulevard (Route 1937), in the Ashburn Election District. The subject property is more particularly described as follows:

PIN #	TAX MAP NUMBER	ACRES	ADDRESS
115-35-5896	/61///3/////1/	5.0	20074 Belmont Ridge Road, Ashburn, Virginia
115-45-6439	/61///3/////2/	5.83	N/A

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), the Countywide Retail Plan, the 2010 Countywide Transportation Plan, and the Bicycle and Pedestrian Mobility Master Plan, which designate this area for Industrial uses at a recommended non-residential Floor Area Ratio (FAR) of between 0.30 and 0.40.

DOAM 2012-0003
PROPOSED AMENDMENTS TO THE FACILITIES STANDARDS MANUAL
(Development Ordinance Amendment)

Pursuant to Sections 15.2-2204, 15.2-2253, and 62.1-44.15:24 et seq. (the Virginia Stormwater Management Act) of the Code of Virginia, the Virginia Stormwater Management Program Regulations (9VAC25-870 et seq.), Chapter 1096 of the Codified Ordinances of Loudoun County, and a Resolution of Intent to Amend adopted by the Board of Supervisors ("Board") on February 1, 2012, and further direction provided by the Board on December 5, 2012, and July 17, 2013, notice is hereby given of proposed amendments to the Facilities Standards Manual (FSM). The proposed amendments would generally revise existing requirements in regard to pavement design; site lighting; tree conservation, tree canopy calculations, tree protection, Forest Management Plans, and reforestation; utility placement; pre-submission meetings, archaeological surveys; and required information to be depicted on, and items to accompany, land development applications; and establish new requirements in regard to signage indicating future street extension.

These amendments will propose revisions to Chapters 4, 6, 7, and 8 of the FSM and such other Chapters, Sections, Subsections, and provisions of the FSM as necessary to implement and maintain consistency with the foregoing amendments or as otherwise necessary to correct typographical errors, section and subsection numbering, and formatting within, update internal cross-references to, and further clarify the requirements of, the above-mentioned Chapters of the FSM. The public purposes of these amendments are to achieve the purposes listed in Section 15.2-2200 of the Code of Virginia and to assure the orderly subdivision of land and its development.

Description of proposed amendments to all sections of the FSM, to include without limitation, the following:

- Revise references to the Loudoun County Sanitation Authority, Loudoun Water Engineering Design Manual, and the Loudoun County comprehensive plan for consistency purposes.
- Update and correct references to other Federal, State, and local regulations, reference materials, Departments, and Agencies.

Description of proposed amendments to FSM Chapter 4, *Transportation*, to include without limitation, the following:

- Amendments to Section 4.300 et seq., Design and Construction Standards, to:
 - Amend Section 4.330, Private Roadway Standards, to revise existing requirements in regard to the minimum pavement section (thickness of surface course(s) and base course(s)) for Category A Roadways, Category B Roadways, and Category C Roadways.
 - Amend Section 4.340, Pavement Thickness Design Standards, to revise and clarify existing requirements in regard to the California Bearing Ratio (CBR) value.

- Establish new Section 4.821, Street Extension Signs, and a new Figure, Street Extension Sign Type and Specifications, to establish new requirements in regard to the installation of signs indicating anticipated future street extensions.

Description of proposed amendments to FSM Chapter 7, *Environmental Design Standards*, to include without limitation, the following:

- Amendments to Section 7.100 et seq., Street and Site Lighting Standards, to:
 - Amend Section 7.110, General Requirements, to consolidate certain requirements in regard to street lighting.
- Amendments to Section 7.300 et seq., Tree Conservation, to:
 - Relocate existing requirements of Section 7.401, Conservation of Existing Trees to Meet Canopy and Buffer Requirements, and Section 7.402, Conservation of Existing Tree Canopy and Vegetation for Use as Best Management Practices (BMP), to new Section 7.300.B. and Section 7.300.C., respectively, and revise and clarify existing requirements in regard to the field inspection and narrative.
 - Establish new Section 7.301, Landscape Plantings, to establish new requirements in regard to recommended tree and shrub plantings, revise existing recommended tree and shrub species, and renumber existing Table 10 to new Table 7, in regard to recommended Native Shrubs, and existing Table 11 to new Table 8, in regard to recommended Native Trees.
 - Relocate existing requirements of Section 7.400, Tree Conservation and Landscape Plans, to new Section 7.302, add a new requirement in regard to providing the narrative of the field inspection, revise the existing sample Landscape Table and sample Canopy Coverage Calculation Table, renumber existing Table 8 to new Table 5, in regard to Tree Canopy for Deciduous Trees, and revise species and specifications in regard to canopy coverage provided, and renumber existing Table 9 to new Table 6, in regard to Tree Canopy for Evergreen Trees, and revise species and specifications in regard to canopy coverage provided.
 - Amend Section 7.303, Tree Protection, to clarify existing requirements for tree protection measures during land disturbing activities and construction, revise existing requirements and establish a new Figure in regard to the identification of the critical root zone for individual trees, establish new requirements and a new Figure in regard to the identification of the critical root zone ("Protected Root Zone") for groups of trees, and establish new, and revise existing, General Requirements for tree protection during construction, to include without limitation, requirements in regard to protective barriers, recommended tree protection signage (with a new Figure), removal of hazard trees, and slopes and retaining walls.
 - Relocate existing requirements of Section 7.350, Forest Management Plan, to new Section 7.304, and establish new, and revise and clarify existing, requirements in regard to Forest Management Plans, to include without limitation, requirements in regard to applicable Zoning districts, County approvals, preparation of the Forest Management Plan, riparian buffers, and notification.
 - Amend Section 7.305, Reforestation Standards (previously "Establishment of Riparian Stream Buffers"), to establish new, and revise and clarify existing, requirements and Tables in regard to reforestation, to include without limitation, requirements and Tables in regard to planting plans, Plant Materials, Planting Density/Stocking Requirements, Site Preparation, Site Stabilization, Livestock Exclusion, Wildlife Damage, Release/Maintenance, and Restocking Requirements (Post-Establishment).
- Amendments to Section 7.700, Utility Placement, to clarify existing requirements in regard to installation of new utilities underground.
- Delete Section 7.800, Environmental and Cultural Resource Existing Conditions Plat.
- Amendments to Section 7.810, Phase I Archaeological Survey, to revise and clarify existing requirements in regard to testing methodology and map of project area.

Description of proposed amendments to FSM Chapter 8, *Administrative Procedures*, to include without limitation, the following:

- Amendments to all sections of Chapter 8 to rename section titles and add land development application abbreviations for clarification purposes where appropriate.
- Amendments to Section 8.000, Optional Pre-submission Meetings Prior to Preliminary Subdivision, Site Plan, Plat and Construction Plan and Profile Applications (PSUB), to revise existing requirements in regard to the information required to be provided and documented for pre-submission meetings.
- Establish new Section 8.100.1, Digital Data, to establish new requirements in regard to the submission of electronically produced land development application materials.
- Amendments to Section 8.101, General Standards, to establish new, and revise and clarify existing, Standards, to include without limitation, requirements in regard to Scale, Revision Block, Source of Title, Zoning Requirements, Associated Land Development Application Information, Vicinity Map, Coordinate Grid Tics, Adjoining Property Information, Zoning District and Jurisdictional Boundaries, Yard and Setback Lines, Stakeout Note, and MCPI (PIN) Reference.
- Amendments to Section 8.102, Preliminary Plat of Subdivision (SBPL), to establish new, and revise and clarify or delete existing, requirements in regard to data to be contained on Preliminary Plats of Subdivision and items to accompany Preliminary Plats of Subdivision.
- Amendments to Section 8.103, Plats for Subdivision and Other Miscellaneous Plats, to establish new, and revise and clarify or delete existing, requirements in regard to data to be contained on Plats for Subdivision and Other Miscellaneous Plats, documents to accompany Plats, Final Documents, and Standard Process for review and submission of Plats.
- Amendments to Section 8.103.1, Record Plats (SBRD), to establish new, and revise and clarify or delete existing, requirements in regard to data to be contained on Record Plats, documents to accompany Record Plats, Final Documents, and Standard Process for review and submission of Record Plats.
- Amendments to Section 8.103.2, Boundary Line Adjustment (BLAD), to establish new, and revise and clarify or delete existing, requirements in regard to data to be contained on Boundary Line Adjustment plats, documents to accompany Boundary Line Adjustment plats, Final Documents, and Standard Process for review and submission of Boundary Line Adjustment plats.
- Amendments to Section 8.103.3, Preliminary/Record Subdivision (SBPR), to establish new, and revise and clarify or delete existing, requirements in regard to data to be contained on Preliminary/Record Subdivision plats, documents to accompany Preliminary/Record Subdivision plats, Final Documents, and Standard Process for review and submission of Preliminary/Record Subdivision plats.
- Amendments to Section 8.103.4, Family Subdivision (SBFM), to establish new, and revise and clarify or delete existing, requirements in regard to data to be contained on Family Subdivision plats, documents to accompany Family Subdivision plats, Final Documents, and Standard Process for review and submission of Family Subdivision plats.
- Amendments to Section 8.103.5, Subdivision Waiver (SBWV), to establish new, and revise and clarify or delete existing, requirements in regard to data to be contained on Subdivision Waiver plats, documents to accompany Subdivision Waiver plats, Final Documents, and Standard Process for review and submission of Subdivision Waiver plats.
- Amendments to Section 8.103.6, Easement Plats – Creation and Vacation, to: 1) clarify that such requirements also apply to easements pursuant to Site Plans; 2) establish a new requirement, based on existing policy, that Easement Plats shall not include dedication of property to the County for public street purposes or vacation of property previously dedicated to the County for public street purposes; 3) establish new, and revise and clarify or delete existing, requirements in regard to data to be contained on Easement Plats and documents to accompany Easement Plats; and 4) establish new requirements in regard to documents to accompany Easement Plats not pursuant to a Site Plan application.
- Amendments to Section 8.103.7, Dedication/Vacation Plats (DEDI), to: 1) establish a new requirement, based on existing policy, that Dedication Plats shall include any plat other than a Record Plat, Boundary Line Adjustment Plat, Preliminary/Record Subdivision Plat, Family Subdivision Plat, Subdivision Waiver Plat, or AR-1 and AR-2 Division Plat upon which property is dedicated to the County for public street purposes or property previously dedicated to the County for public street purposes is vacated; and 2) establish new, and revise and clarify or delete existing, requirements in regard to data to be contained on Dedication/Vacation Plats and documents to accompany Dedication/Vacation Plats.

- Amendments to Section 8.103.8, AR-1 and AR-2 Division Plats (SBBD), to: 1) establish new, and revise and clarify or delete existing, requirements in regard to data to be contained on AR-1 and AR-2 Division Plats, to include without limitation, a new requirement in regard to a Surveyor's Certificate; and 2) establish new, and revise and clarify or delete existing, requirements in regard to documents to accompany AR-1 and AR-2 Division Plats.
- Amendments to Section 8.104, Floodplain Study (FPST), to: 1) establish new, and revise and clarify or delete existing, requirements in regard to data to be contained on Floodplain Studies; and 2) establish new, and revise and clarify or delete existing, requirements in regard to documents to accompany Floodplain Studies, to include without limitation, new requirements, based on existing policy, in regard to a Fee Check, Land Development Application Form, and digital file of hydraulic model.
- Amendments to Section 8.105, Floodplain Alteration (FPAL), to: 1) establish new, and revise and clarify or delete existing, requirements in regard to data to be contained on Floodplain Alterations; and 2) establish new, and revise and clarify or delete existing, requirements in regard to documents to accompany Floodplain Alterations, to include without limitation, new requirements, based on existing policy, in regard to a Fee Check, Land Development Application Form, and digital file of hydraulic model.
- Amendments to Section 8.106, Construction Plan and Profiles (CPAP), to: 1) establish new, and revise and clarify or delete existing, requirements in regard to data to be contained on Construction Plans and Profiles, to include without limitation, requirements in regard to the name and address of the Applicant, Sheet Index, Zoning District and Jurisdictional Boundaries, key map, proposed and existing property lines, identification of certain known existing easements, Utility Profiles for storm drainage, sanitary sewer, and water distribution systems, California Bearing Ratio (CBR), well locations, grading for lots one acre or greater in size located within the MDOD (Mountainside Development Overlay District or LOD (Limestone Overlay District), or that contain Steep Slope areas, stormwater management plan, designation of Affordable Dwelling Units (ADUs), and compliance with regulations, proffers, and conditions; and 2) establish new, and revise and clarify or delete existing, requirements in regard to documents to accompany Construction Plans and Profiles, to include without limitation, new requirements, based on existing policy and/or Chapter 1096 of the Codified Ordinances, in regard to the submission of a deed and plat establishing long-term maintenance responsibility and necessary easements for storm drainage and stormwater management purposes, and completed Proffer/Condition Status Update form.
- Amendments to Section 8.107, Site Plans (STPL) and Rural Economy Site Plans (REST), to: 1) clarify that such requirements also apply to Rural Economy Site Plans; 2) establish a new requirement, based on existing policy, that certain data to be contained on a Rural Economy Site Plan may be modified pursuant to a Pre-Submission Meeting; 3) establish new, and revise and clarify or delete existing, requirements in regard to data to be contained on Site Plans and Rural Economy Site Plans to include without limitation, requirements in regard to the name and address of the Applicant, Sheet Index, key map, property lines, identification of certain known existing easements, Utility Profiles for storm drainage, sanitary sewer, and water distribution systems, California Bearing Ratio (CBR), stormwater management plan, designation of Affordable Dwelling Units (ADUs), and compliance with regulations, proffers, and conditions; and 4) establish new, and revise and clarify or delete existing, requirements in regard to documents to accompany Site Plans and Rural Economy Site Plans, to include without limitation, new requirements, based on existing policy and/or Chapter 1096 of the Codified Ordinances, in regard to submission of a deed and plat establishing long-term maintenance responsibility and necessary easements for storm drainage and stormwater management purposes, completed Proffer/Condition Status Update form, and Dedication/Vacation Plat if dedication of property to the County for public street purposes, or vacation of property previously dedicated to the County for public street purposes, is shown on the site plan.
- Amendments to Section 8.108, Record Drawings, to establish new, and revise and clarify or delete existing, requirements in regard to Record Drawings and Checklist.
- Amendments to Section 8.109, Plat and Plan Revisions, to clarify existing requirements in regard to revisions to previously approved Construction Plans and Profiles (CPAR).
- Amendments to Section 8.110, Site Plan Amendments (SPAM), to establish a new requirement, based on existing policy, to require the submission of a new Site Plan application for revisions to a previously approved Site Plan application that exceed the scope of a Site Plan Amendment.

- Amendments to Section 8.111, Grading Permit Application, to: 1) establish a new requirement that variations to (waivers of) the items required as part of the Grading Permit Application shall not be permitted; 2) establish new, and revise and clarify or delete existing, requirements in regard to items required as part of a Grading Permit Application, to include without limitation, new requirements, based on existing policy and/or Chapter 1096 of the Codified Ordinances, in regard to the inclusion of an erosion and sediment control plan, a stormwater management plan, and a deed and plat establishing long-term maintenance responsibility and necessary easements for storm drainage and stormwater management purposes.
- Amendments to Section 8.112, Individual Lot Grading Plan, to delete certain sheet sizes that may be provided.
- Amendments to Section 8.200, Requirements for Start of Any Construction, to: 1) establish new, and revise and clarify, existing requirements, based on Chapter 1096 of the Codified Ordinances, in regard to the scope of the activities permitted by, and technical requirements that shall be addressed for, the issuance of a conditional grading permit prior to construction plans and profiles or site plan approval; and 2) establish a new requirement that variations to (waivers of) the technical requirements that shall be addressed for the issuance of a conditional grading permit shall not be permitted.
- Amendments to Section 8.305, Bond Procedures and Requirements, to establish new requirements, based on Chapter 1096 of the Codified Ordinances, in regard to the submission of a recorded Stormwater Maintenance Agreement for performance bond reduction and performance bond release.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning and Zoning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning and Zoning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loundounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning and Zoning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning and Zoning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. If the public hearing is cancelled due to inclement weather, the public hearing will be moved to Thursday of the same week at the same place and time unless otherwise announced. If that Thursday is a holiday or the Thursday public hearing is cancelled due to inclement weather, the public hearing will be moved to Tuesday of the next week at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning and Zoning at 703-777-0246. Please provide three days' notice.